

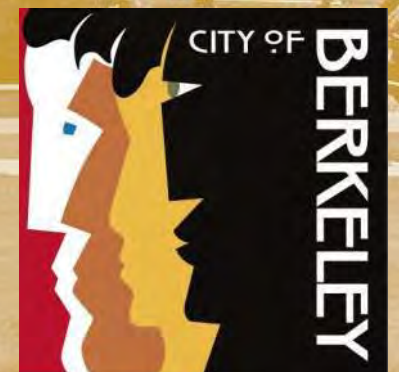
# Berkeley Civic Center

Super Sub-Committee

Sept 29, 2022

SIEGEL & STRAIN Architects

Gehl ecb



# Agenda

## 01 Welcome + Introductions

## 02 Vision Plan to Design Concept

### → Vision Plan Recap:

Key project outcomes

### → Design Concept:

Process & Schedule

Research and Site Assessment Updates

## 03 Design Concept Considerations

Historic Buildings & Uses

Surrounding Streets

Park Uses (time allowing)

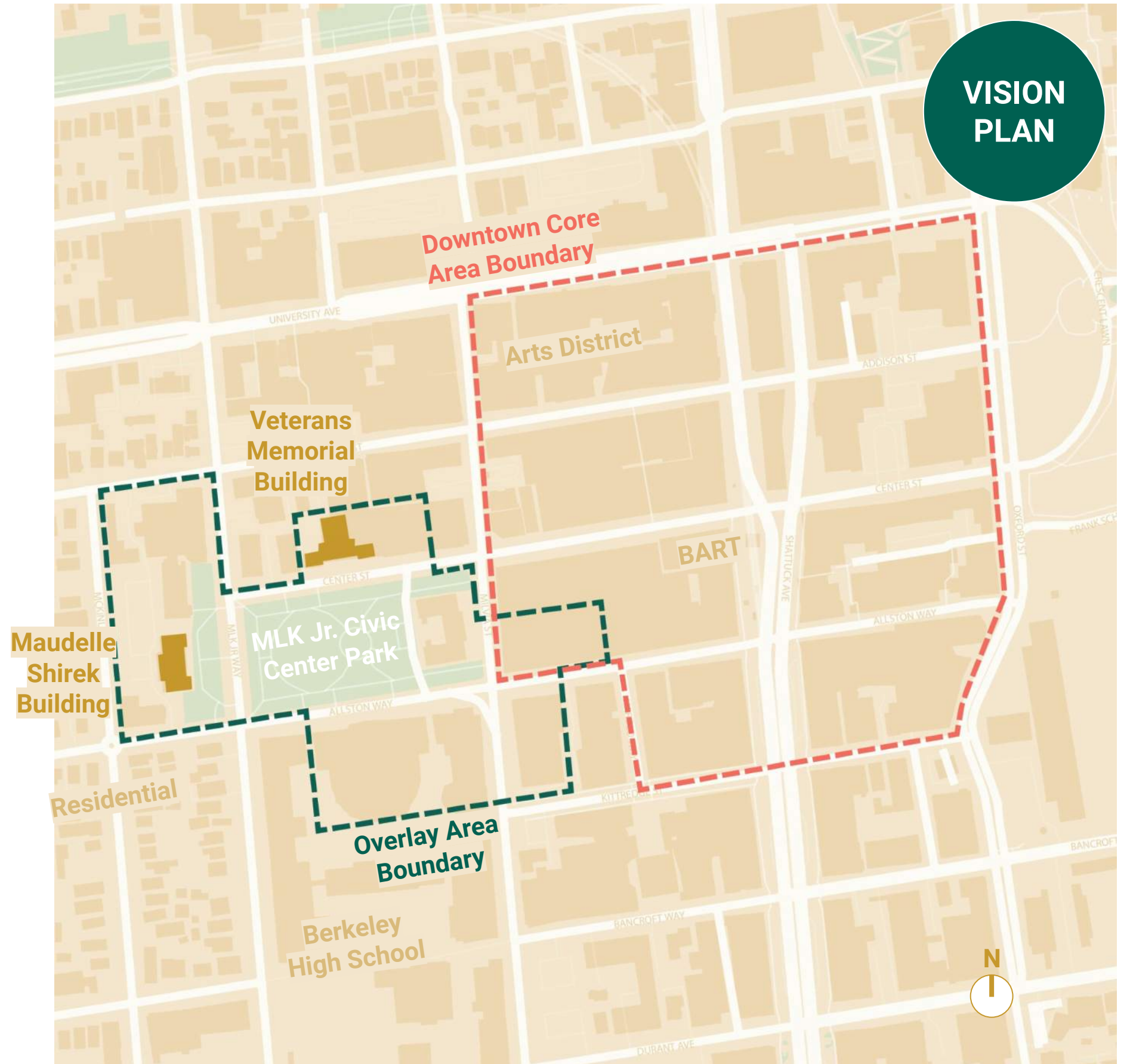
## 04 Next Steps

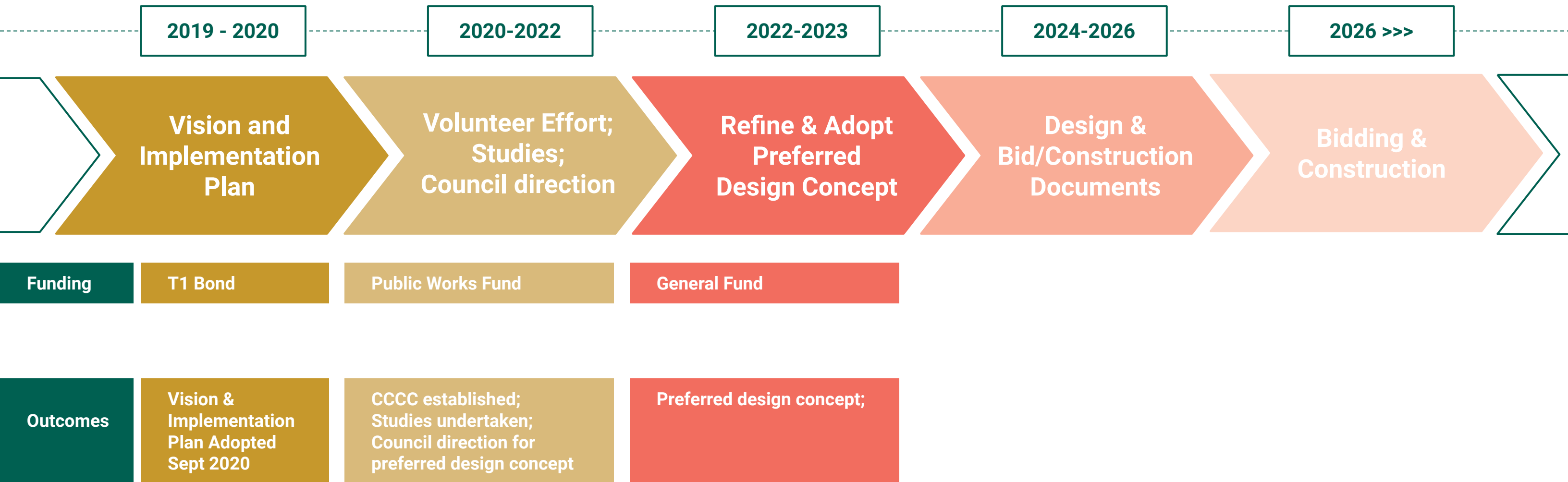


# Project Context

The Berkeley Civic Center planning area includes:

- Martin Luther King Jr. Civic Center Park
- Maudelle Shirek Building
- Veterans Memorial Building







**2019-2020**

# Berkeley Civic Center Vision Plan

**Purpose: Develop a bold yet pragmatic vision and implementation plan for the future of Berkeley's Civic Center informed by public input and research.**





**30**  
Participants in Building Tours with Berkeley Historical Society  
Sep 2019 & Mar 2020



**21**  
Volunteers for Public Space, Public Life Survey  
Oct 2019

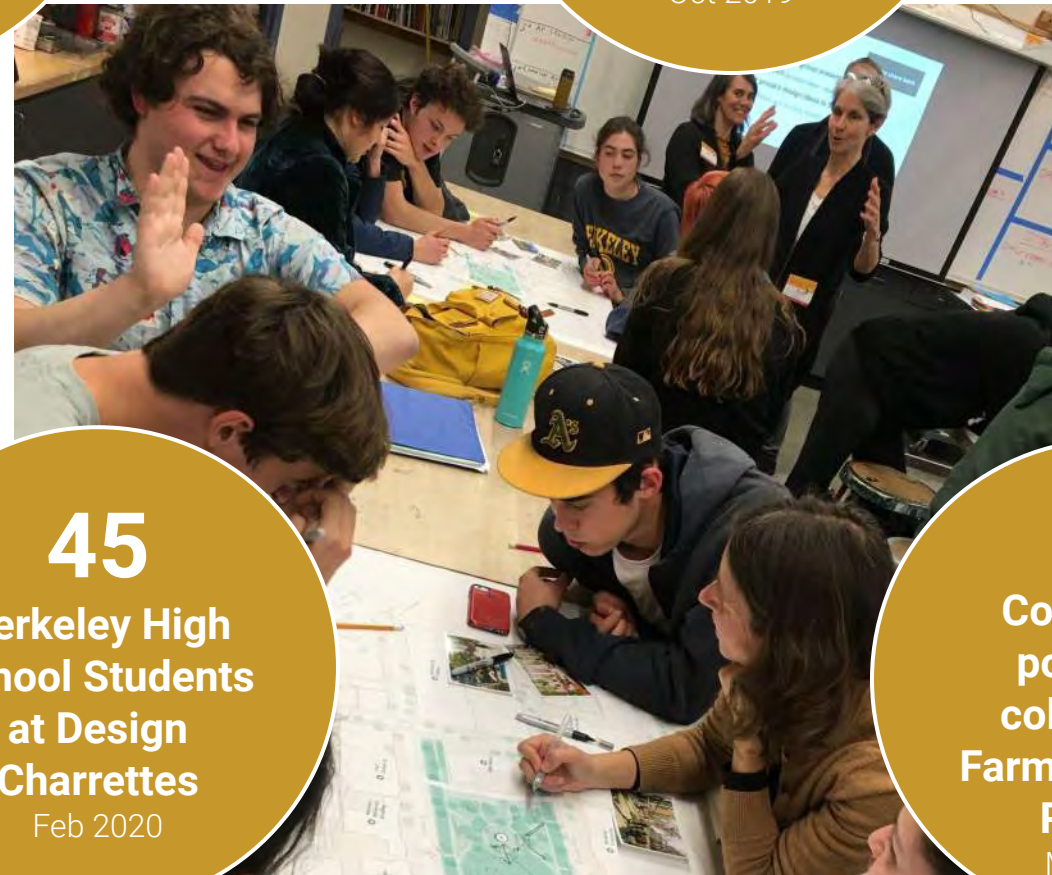


**VISION PLAN**

**40**  
Participants at Visions & Values Community Meeting  
Dec 2019



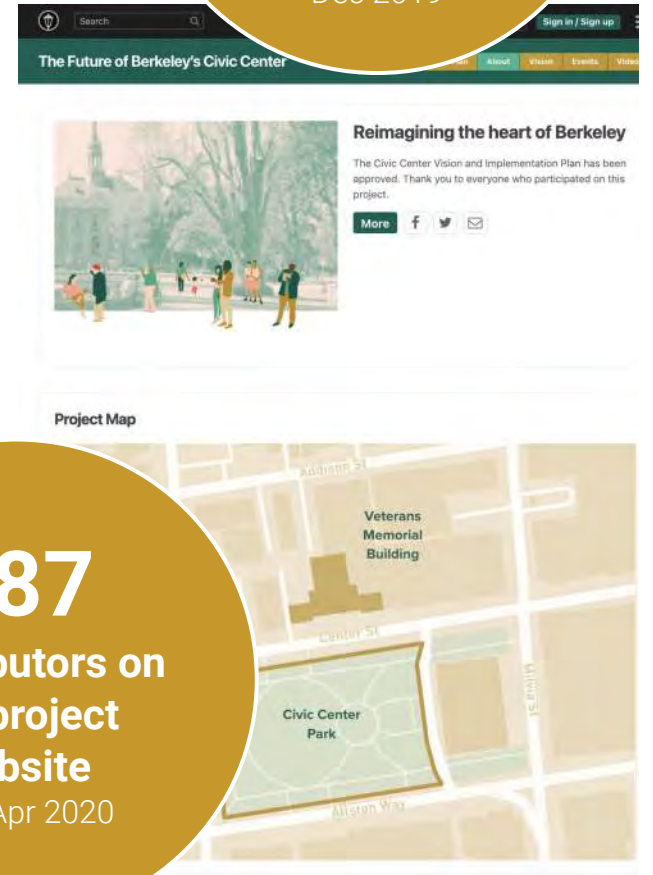
**40+**  
Interviewees at Focused Engagement Sessions



**45**  
Berkeley High School Students at Design Charrettes  
Feb 2020



**26**  
Community postcards collected at Farmers Market Pop-Up  
Mar 2020



**387**  
Contributors on the project website  
Feb -Apr 2020

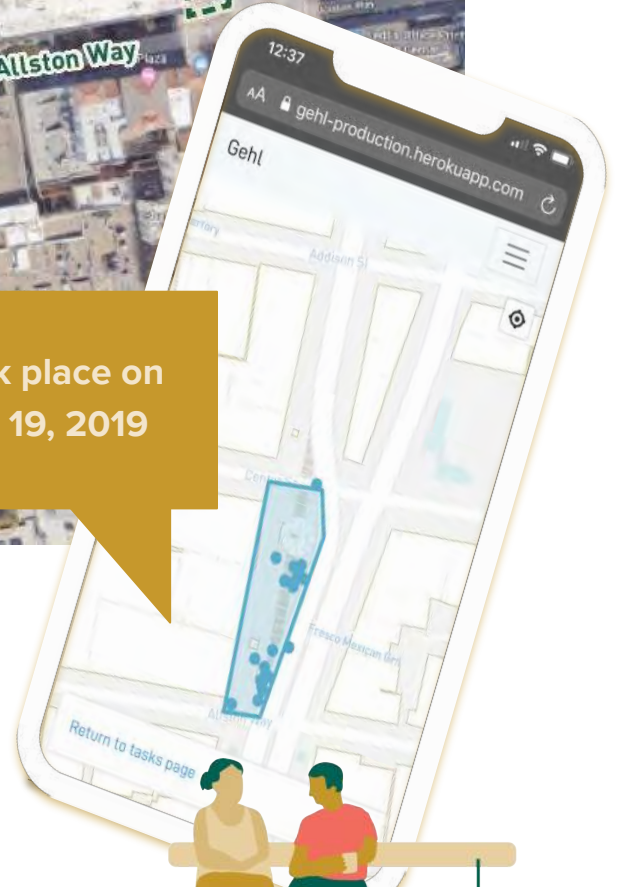


# Observing Berkeley Civic Center

Public Space, Public Life



The survey took place on October 15 and 19, 2019



People Moving



Mode Movement Counts



Age & Gender Movement Counts

People Staying



Stationary Activity Mapping



# Historic Structures & Landscape Reports



## Veterans Memorial Building



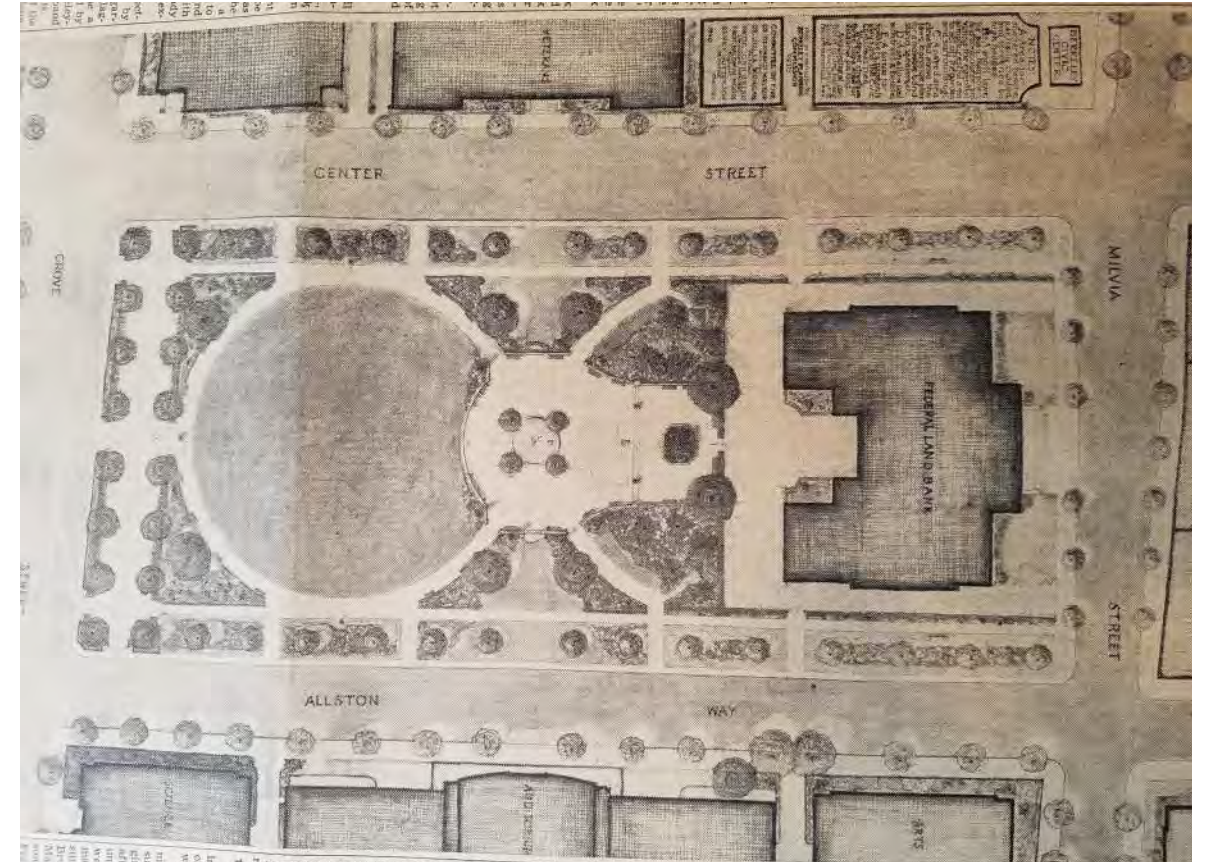
- Historic integrity of the building is very good; building is in fair shape
- Requires seismic strengthening
- Building exterior has consistent cracking and staining
- The building interior shows sign of excessive water damage & deferred maintenance

## Maudelle Shirek Building



- Historic integrity of the building is very good; building is in fair shape
- Requires seismic strengthening
- Inappropriate exterior building materials
- Deferred maintenance
- Damage to exterior building elements
- Overgrown planting at perimeter

## Martin Luther King Jr. Civic Center Park



- Overall layout remains largely unchanged
- Changes to accessory functions over time (skateboard, playground)
- Plantings have matured and require attention





### Visions & Values Community Meeting

Generating ideas about programming for a future Civic Center (Dec 2019)



### POSTCARDS FROM CIVIC CENTER IN 2030

- expressed
- a sense of **community**
  - appreciation of **historic buildings**
  - **modern amenities**
  - spaces for **gathering, celebrating & enjoying** performing arts.

### VALUES

- at the core of the Civic Center
- **Inclusion & Gathering**
  - **Equity, Accessibility, and Diversity**





Oakland, CA



New Road, Brighton, UK



Leopold Museum, Vienna

**VISION PLAN**

**Visions & Values Community Meeting**

Photos selected by participants during the Favorite Places Activity (Dec 2019)



MET Plaza, New York



Queen's Park, Toronto







# What we heard – in summary

## Today

**Civic Center is not a destination and is not on people's mental map. There's not enough of a draw.**

**Concerns about the conditions and safety of the buildings.**

**The park is underused, uninviting and lacks the right infrastructure.**

## Future

**A city needs a central civic space: this is our commons.**

**Everyone should feel comfortable at Civic Center.**

**The Park and the buildings should be used by the community.**

**City Council meetings should be in Civic Center.**

**The presence of youth is positive.**

**A place designed for civic participation, cultural events, community interaction, and where one can sit and relax.**



# A Vision for Berkeley's Civic Center



Civic Center will be the heart of Berkeley's community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city's diverse identities, celebrating its history and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, the Civic Center aims to manifest the city's values, advance social justice, and demonstrate the power of true public space.

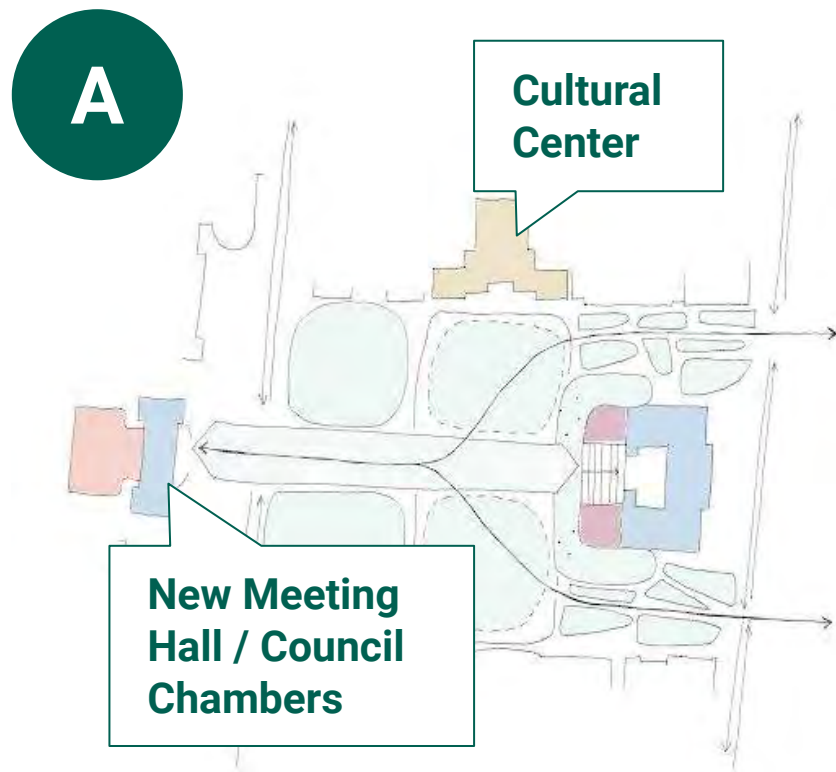
From Berkeley Civic Center Vision & Implementation Plan dated July 10, 2020 and adopted by Berkeley City Council on September 22, 2020



# Design concepts presented & posted

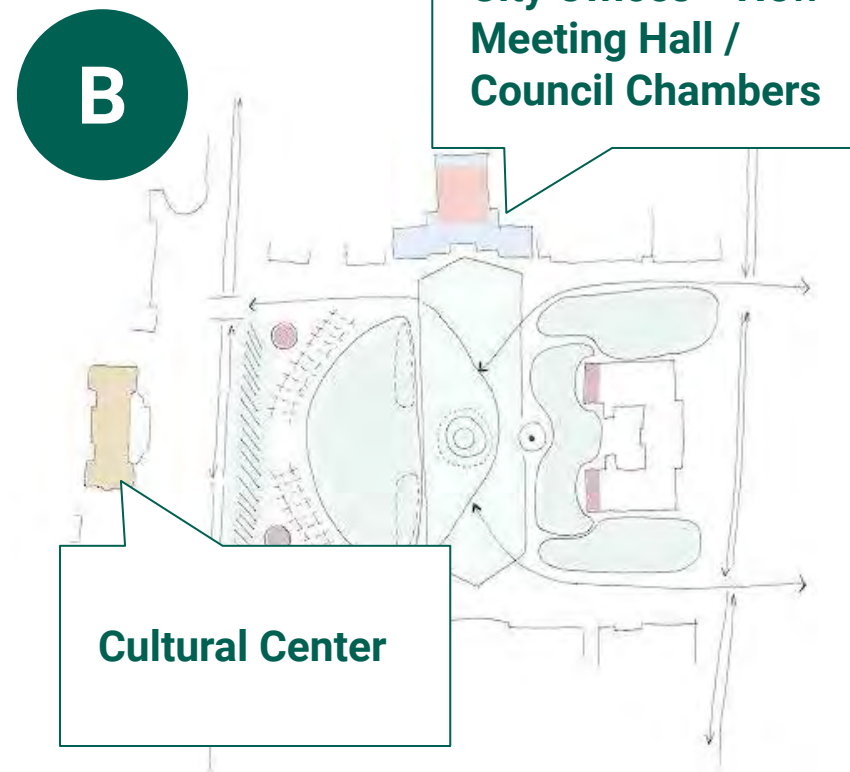
## All options consider / include:

- Adaptive reuse of historic buildings and upgrades to Park
- A large meeting hall / Council Chambers
- Activation of the west side of 2180 Milvia
- Public realm improvements beyond Park (Center St, Allston Way, MLK Jr Way & key intersections)

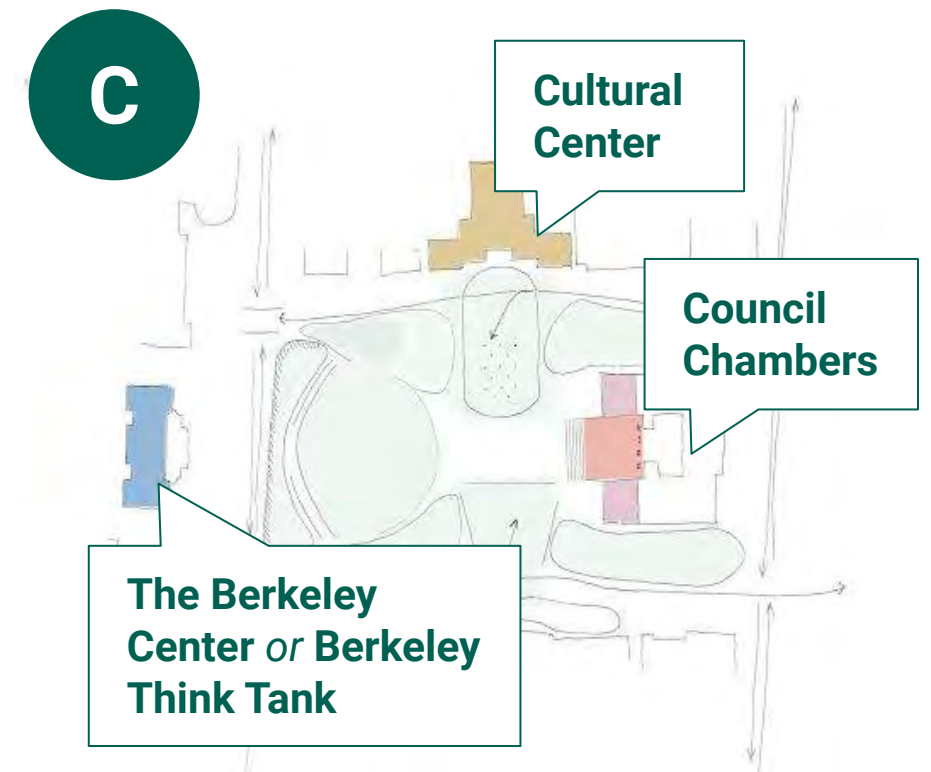


% Positive Feedback from Online Engagement

58%



45%



56%



# Policy updates



## Vision 2050

Equity, Public Health & Safety, Strong Local Economy, Resiliency & Sustainability (May 2020)



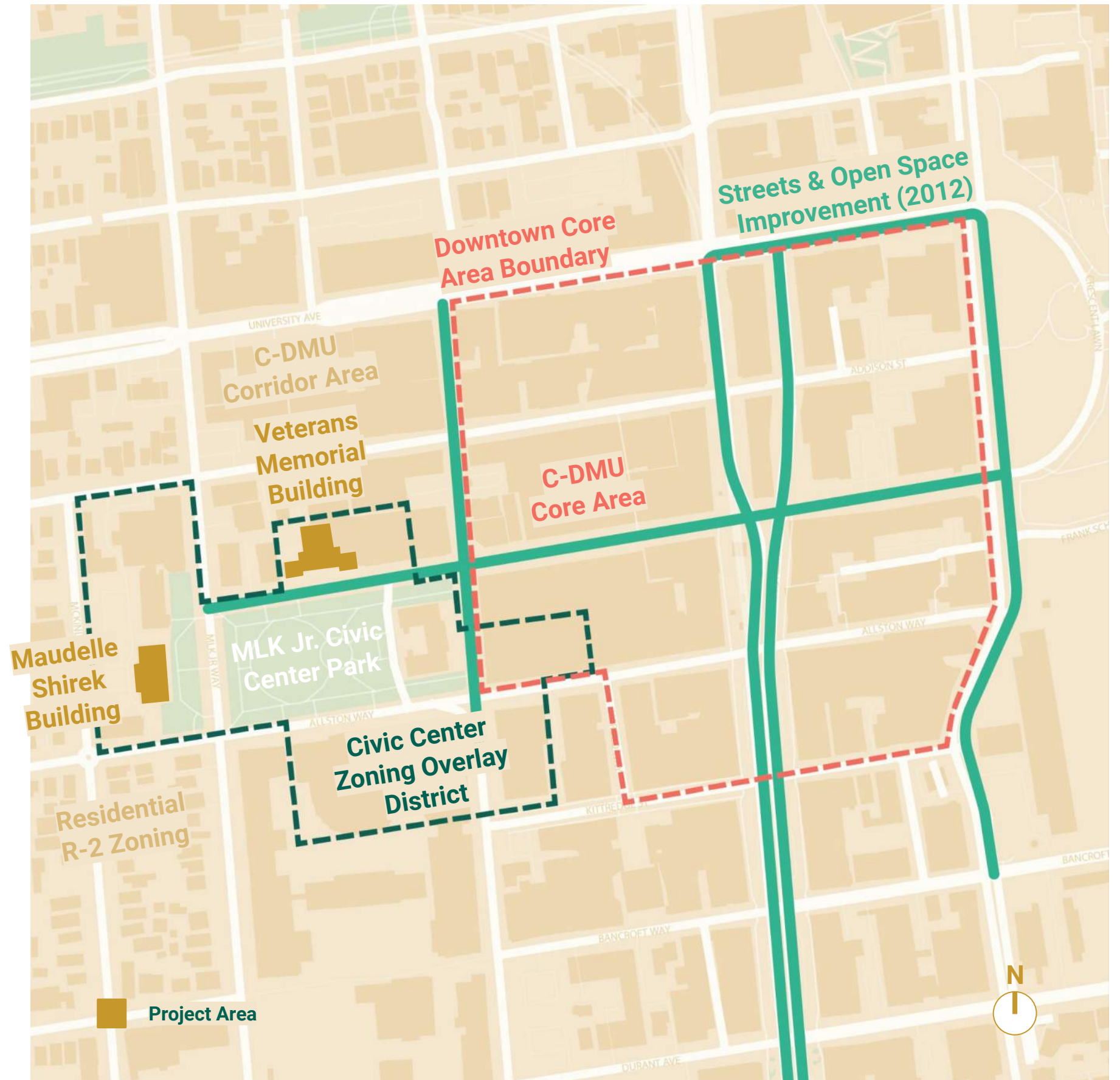
## Existing Buildings Electrification Strategy

(November 2021)



## Native Species Policy

Native, Drought-Resistant, Pollinator-Friendly (April 2022)



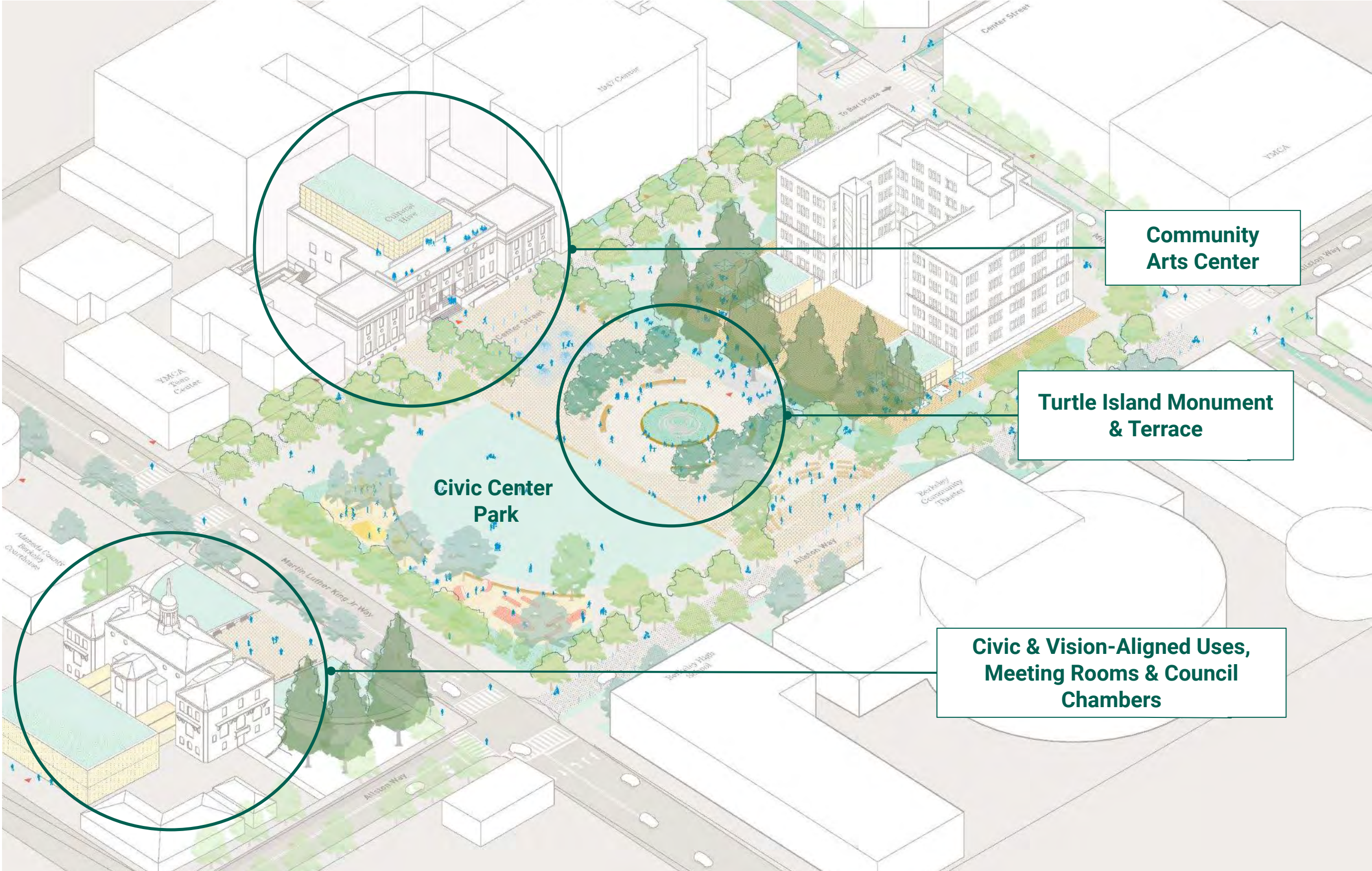


# Input since 2020

1. **Seismic Retrofit Study by Tipping** (exploration of alternate Seismic approaches)
2. **Turtle Island Monument** (Design Development & Funding)
3. **Meeting Hall / Council Chambers** (CCCC/others preference for MSB location or remain at BUSD Board Room)
4. **More Planting, Less Paving** (CCCC preference for integration of native species & biodiversity, preservation of existing tree canopy, inclusion of a large green open space)
5. **Park Performance Venues** (CCCC/ELS study for integrating two performance venues into existing park organization)
6. **Remove parking lot** (behind 2180 Milvia)
7. **CCCC Additional Items for exploration**
  - a. Allston/Center Streets closure
  - b. Dorothy Day House/Options Recovery relocation
  - c. Historic interpretive panels
  - d. Strawberry Creek/culverts









# Design Concept Considerations

## **BUILDINGS**

- Uses
- Seismic Upgrades

## **STREETS**

- Center Street
- Allston Way
- MLK Jr Way

## **PARK (time allowing)**

- Uses



# Design Concept Considerations

## **BUILDINGS**

- Uses
- Seismic Upgrades

## **STREETS**

- Center Street
- Allston Way
- MLK Jr Way

## **PARK (time allowing)**

- Uses



# Veterans Memorial Building





# Veterans Memorial Building High-level Spatial Use - Community Arts Center

## Area

- Total gross square footage = 29,000 SF

## Tenants

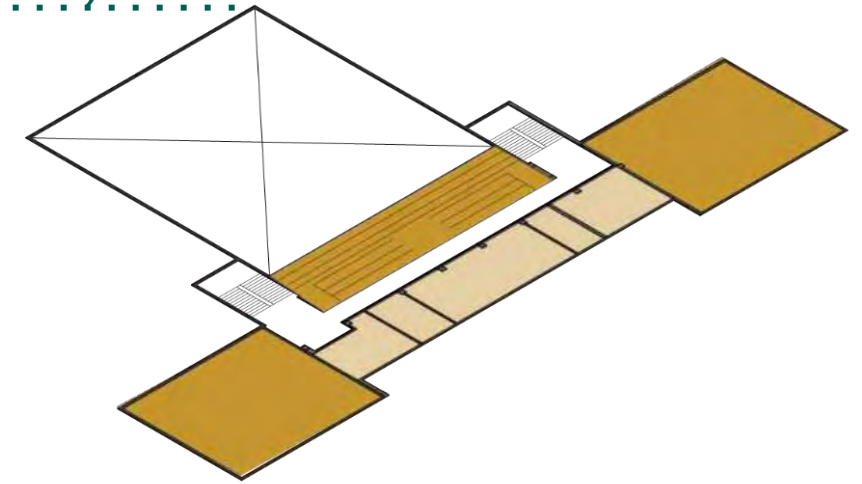
- Cultural/Performing Arts Non-Profits

## Uses

- Performance Venues (large, small)
- Exhibition Space
- Practice Rooms
- Event Spaces
- Support Spaces

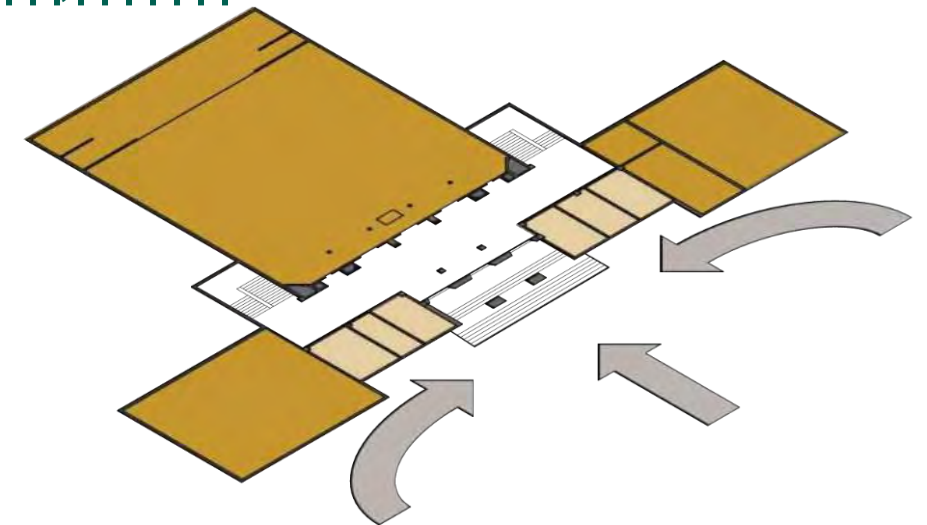
### SECOND FLOOR (6,900 GSF)

- Performance Hall
- Practice/Events
- Back of House Uses



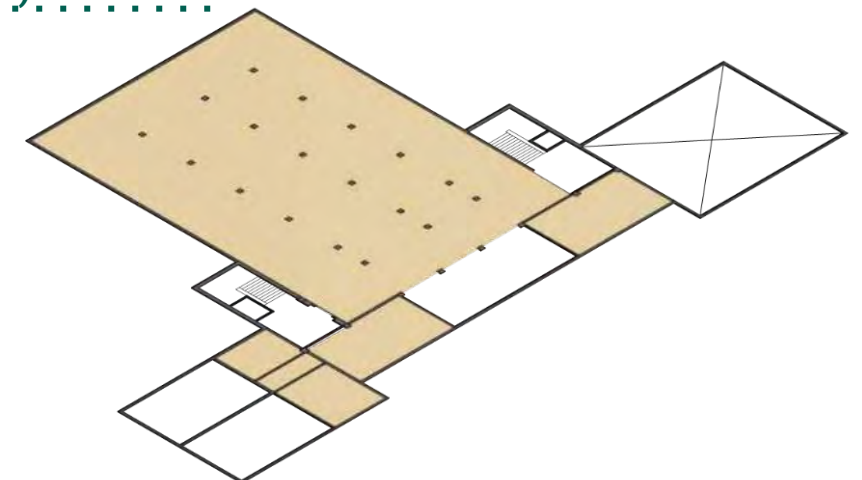
### FIRST FLOOR (11,500 GSF)

- Performance Hall
- Small Performance
- Back of House Uses



### BASEMENT (10,400 GSF)

- Back of House Use
- Support Spaces



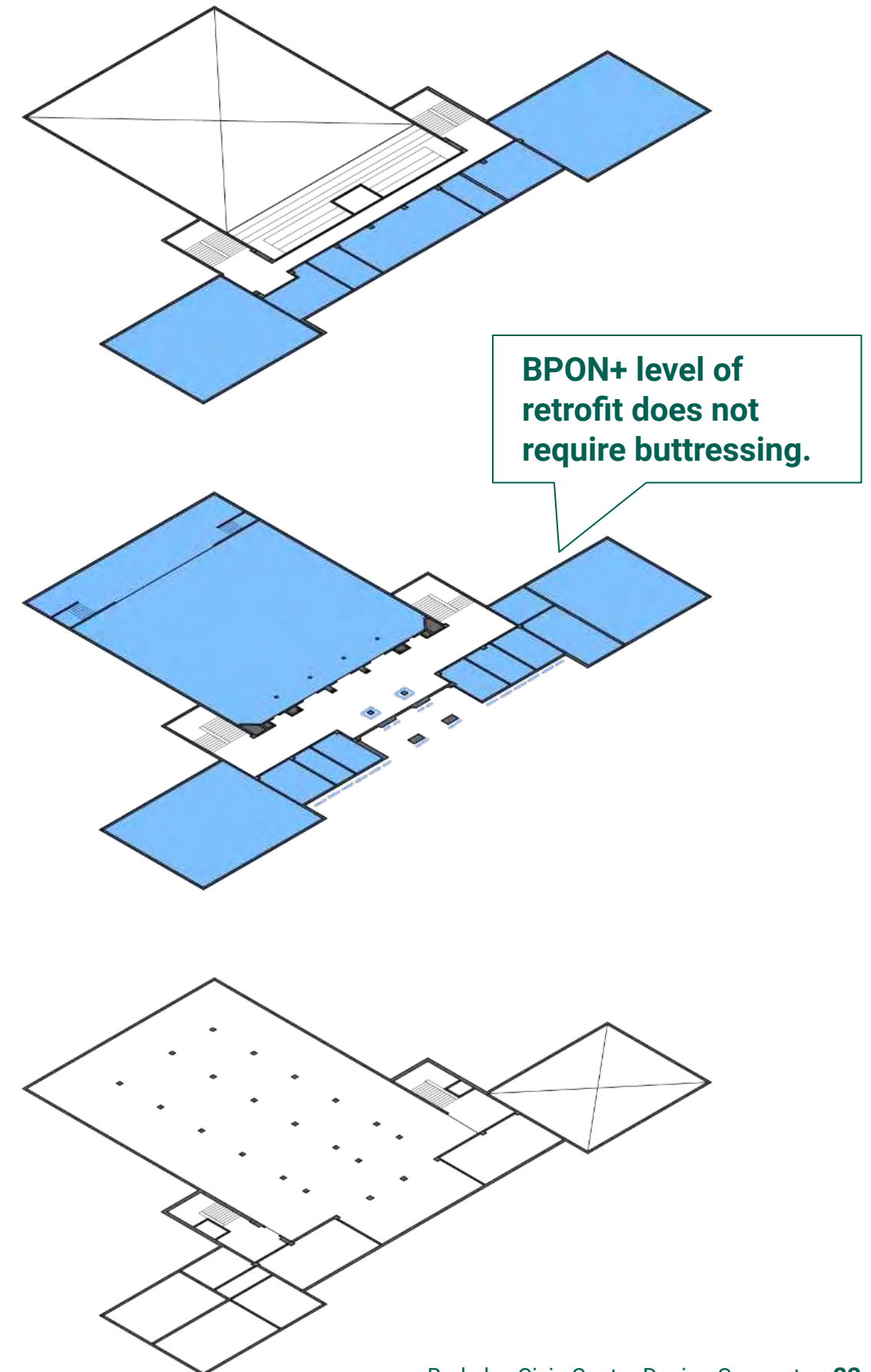


# Veterans Memorial Building Seismic Retrofit

## PUBLIC WORKS DEPARTMENT RECOMMENDATION:

### Building Performance Objective Equivalent for New Building Standards PLUS (BPON+)

- Provides a minimal retrofit approach appropriate to the proposed use as a public assembly building with an occupant load greater than 300.
- Poses low risk of injury from structural damage.
- Preserves historic features.
- Post-earthquake repair of localized structural damage may take several months.
- Seismic study and building investigation undertaken in 2021 by Tipping Structural Engineers indicates that achieving this level of performance does not require buttressing.





# Maudelle Shirek Building





# Maudelle Shirek High-level Spatial Uses - Civic & Vision-aligned

## Area

- Total **existing** gross square footage = 27,000 SF
- Total **proposed** gross square footage = 40-45,000 SF

## Tenants

- Civic & Vision-Aligned Non-Profits
  - Berkeley Historical Society & Museum
  - Berkeley Community Media
  - Center for Public Service & Government

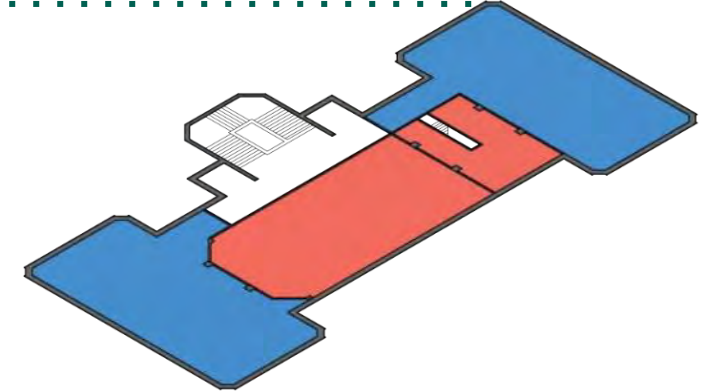
## Uses

- Assembly
  - Hearing Room
  - Council Chambers
- Offices
- Exhibit Space



### SECOND FLOOR (7,300 GSF)

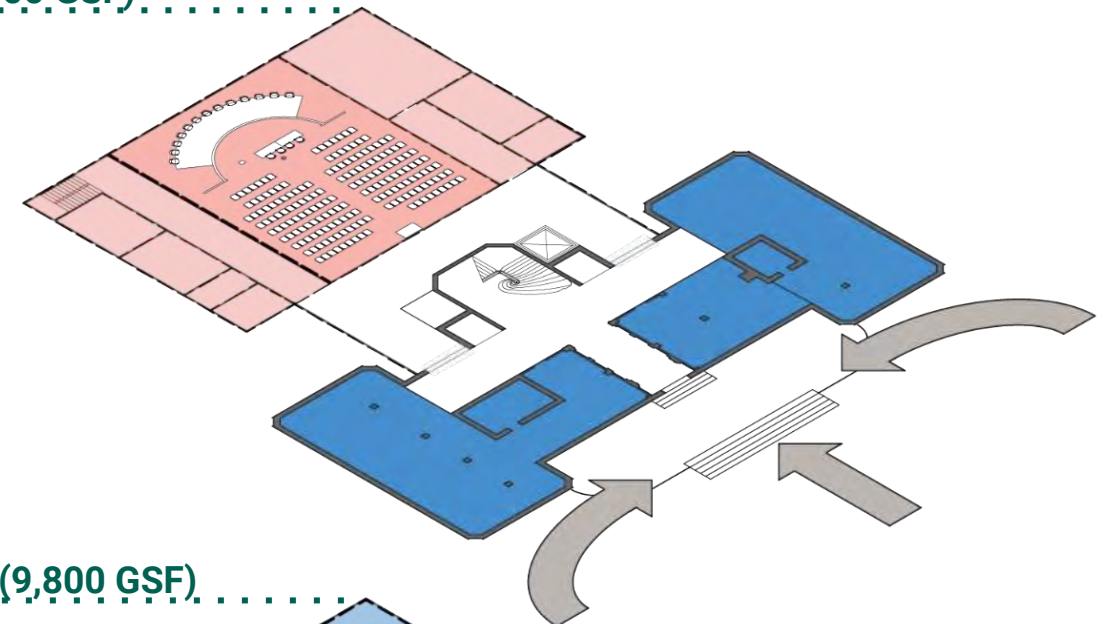
- Offices
- Hearing Room
- Support Spaces



### FIRST FLOOR (7,300 GSF)

- Entry/Lobby
- Offices
- Support Spaces

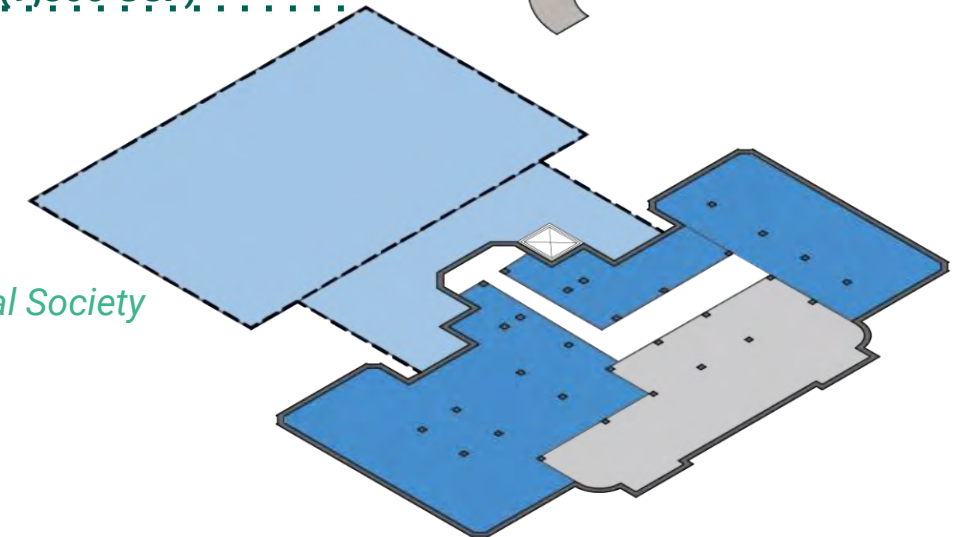
*Expanded Lobby  
Council Chambers*



### GROUND FLOOR (9,800 GSF)

- Offices
- Exhibit Space
- Support Spaces

*Berkeley Historical Society  
& Museum  
Berkeley Media*





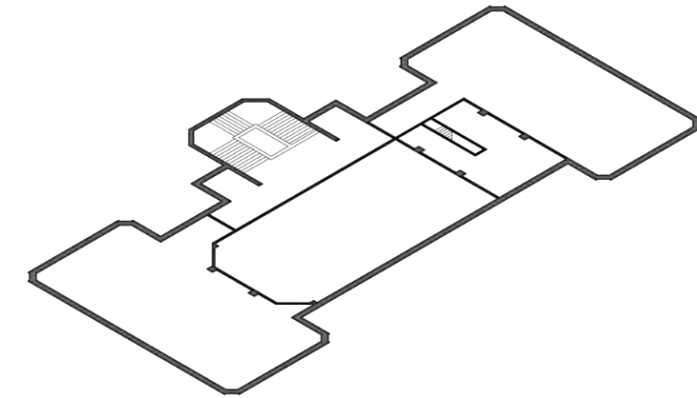




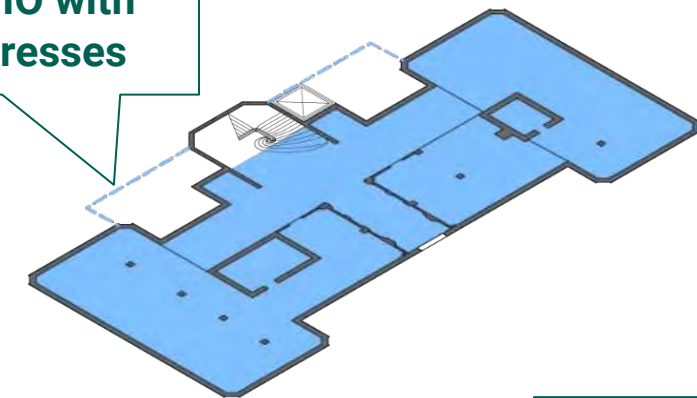
# Maudelle Shirek Seismic Retrofit

## PUBLIC WORKS DEPARTMENT RECOMMENDATION: Immediate Occupancy (IO):

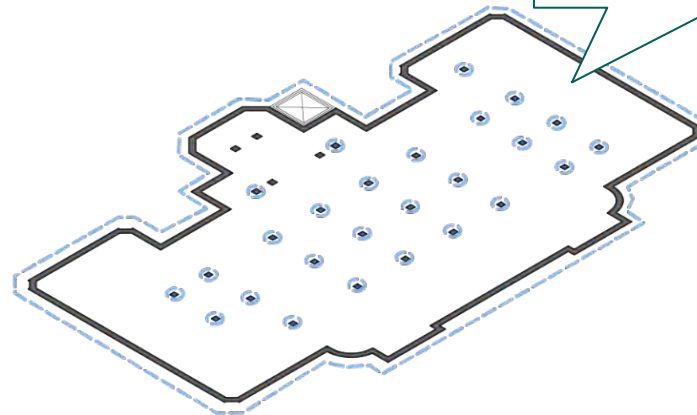
- Provides the highest level of seismic performance for essential services structures.
- Matches the level of performance of 2180 Milvia and accommodates the City's desire for care and shelter locations in the event of an emergency.
- Poses low risk of injury from structural damage.
- Preserves historic features.
- Expected post-earthquake repair of minor structural damage may be limited to days.
- Seismic studies and building investigations undertaken in 2019 and 2021 indicate alternative methods of achieving Immediate Occupancy or very near Immediate Occupancy.



Explore alternate approach to IO with exterior buttresses



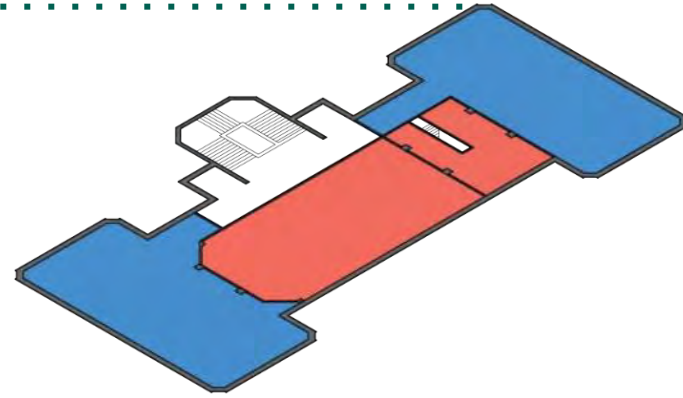
Understand base isolation impacts on ground level





**SECOND FLOOR (7,300 GSF)**

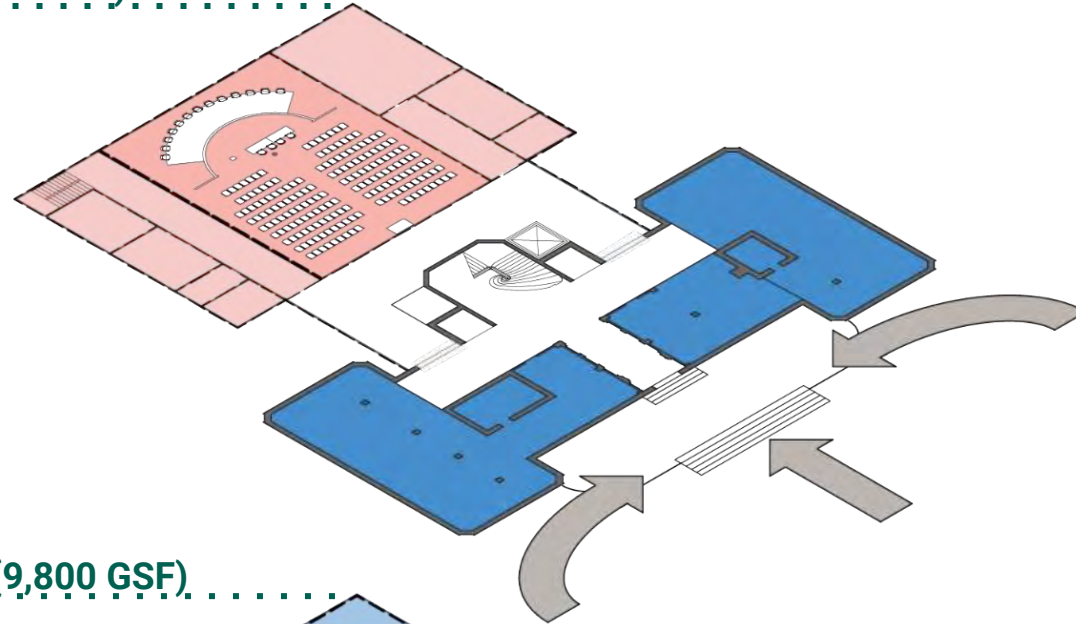
Offices  
Hearing Room  
Support Spaces



**FIRST FLOOR (7,300 GSF)**

Entry/Lobby  
Offices  
Support Spaces

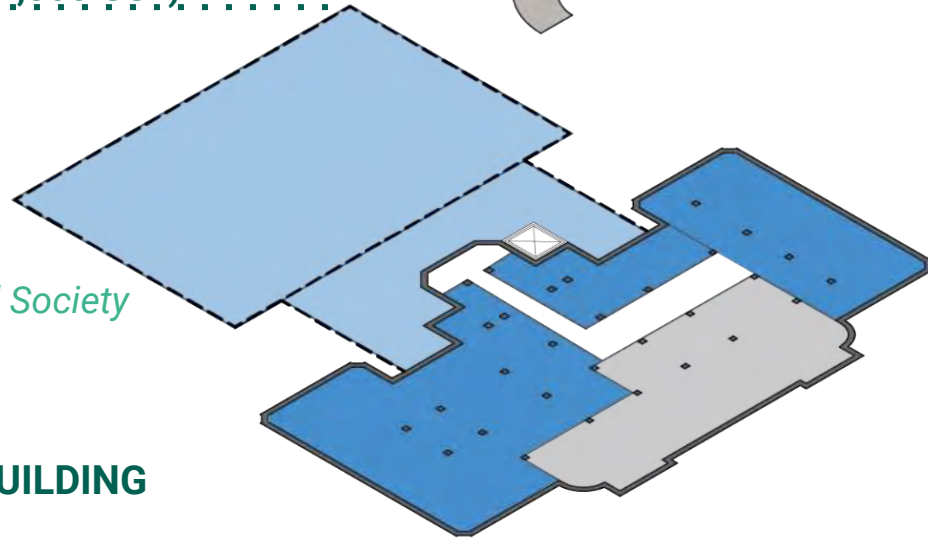
*Expanded Lobby  
Council Chambers*



**GROUND FLOOR (9,800 GSF)**

Offices  
Exhibit Space  
Support Spaces

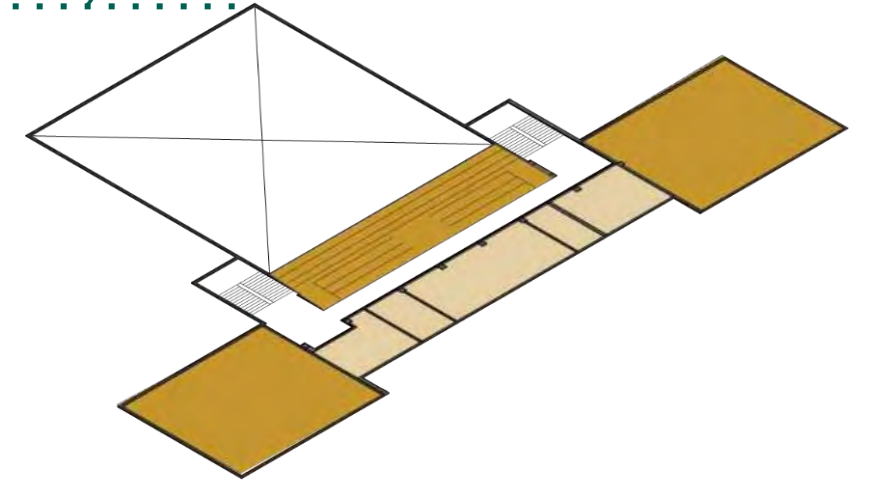
*Berkeley Historical Society  
& Museum  
Berkeley Media*



**MAUELLE SHIREK BUILDING**

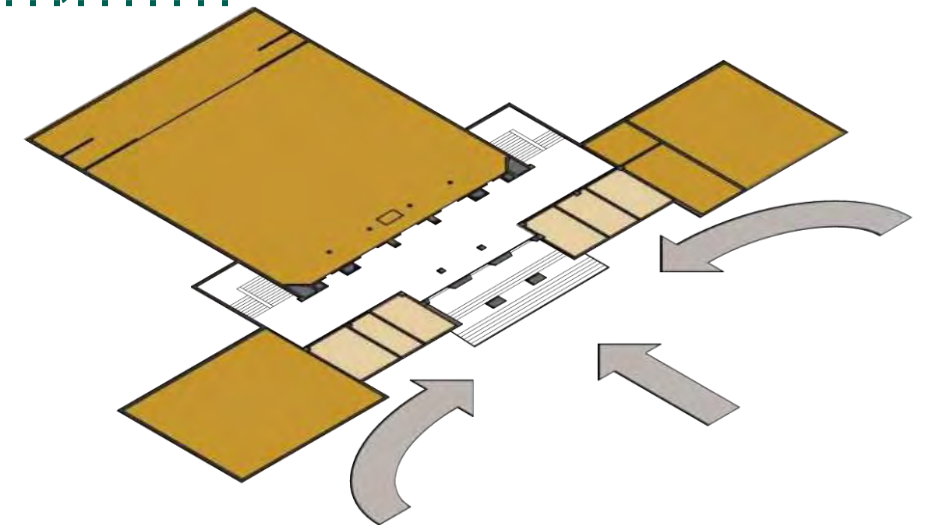
**SECOND FLOOR (6,900 GSF)**

Performance Hall  
Practice/Events  
Back of House Uses



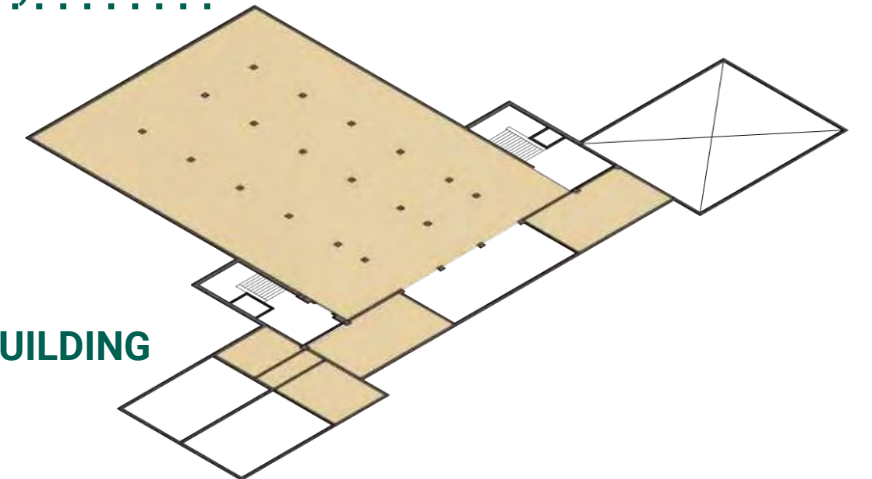
**FIRST FLOOR (11,500 GSF)**

Performance Hall  
Small Performance  
Back of House Uses



**BASEMENT (10,400 GSF)**

Back of House Use  
Support Spaces



**VETERANS MEMORIAL BUILDING**

# Consideration of Uses



# Design Concept Considerations

## BUILDINGS

- Uses
- Seismic Upgrades

## STREETS

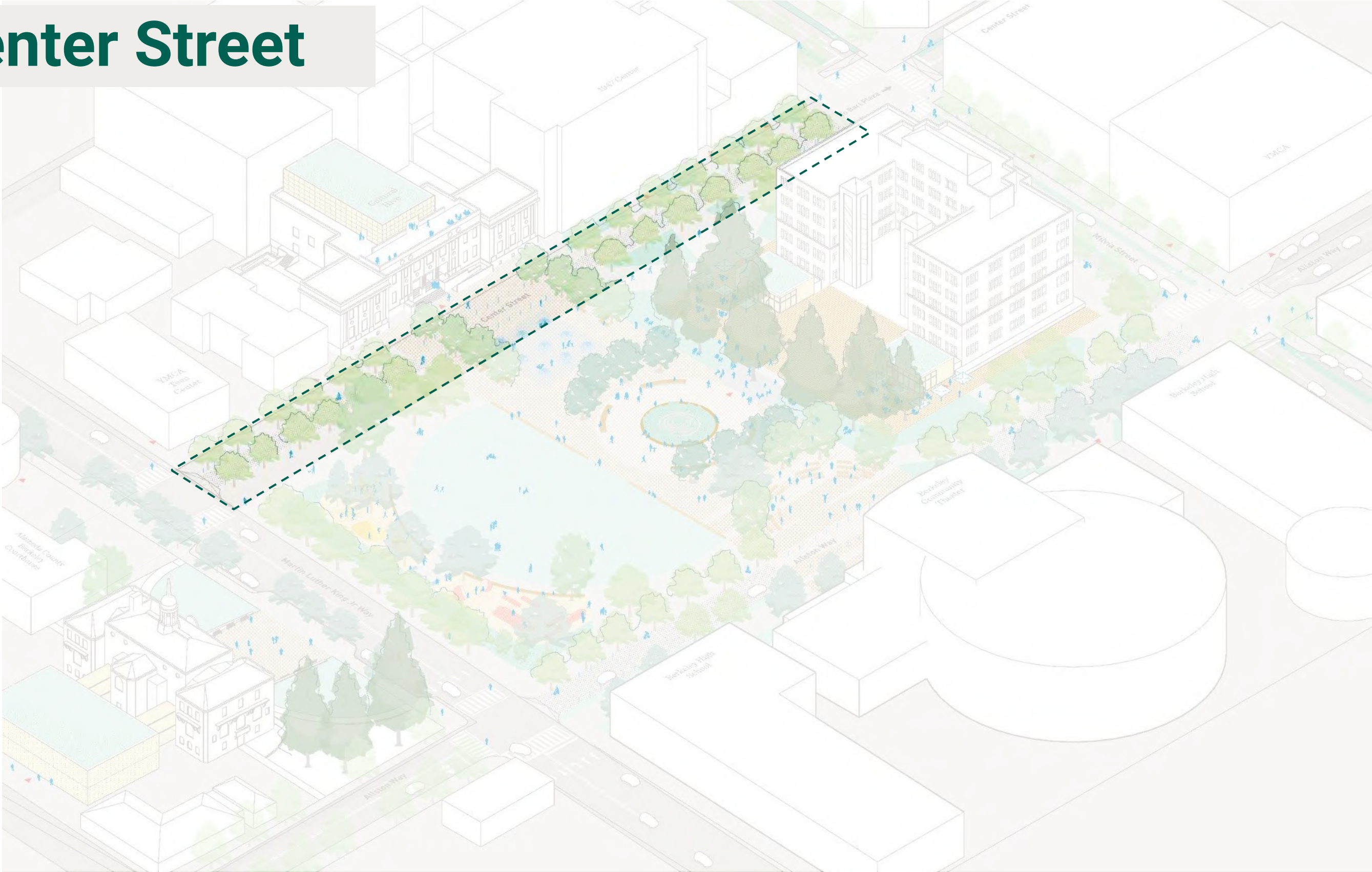
- Center Street
- Allston Way
- MLK Jr Way

## PARK (time allowing)

- Uses



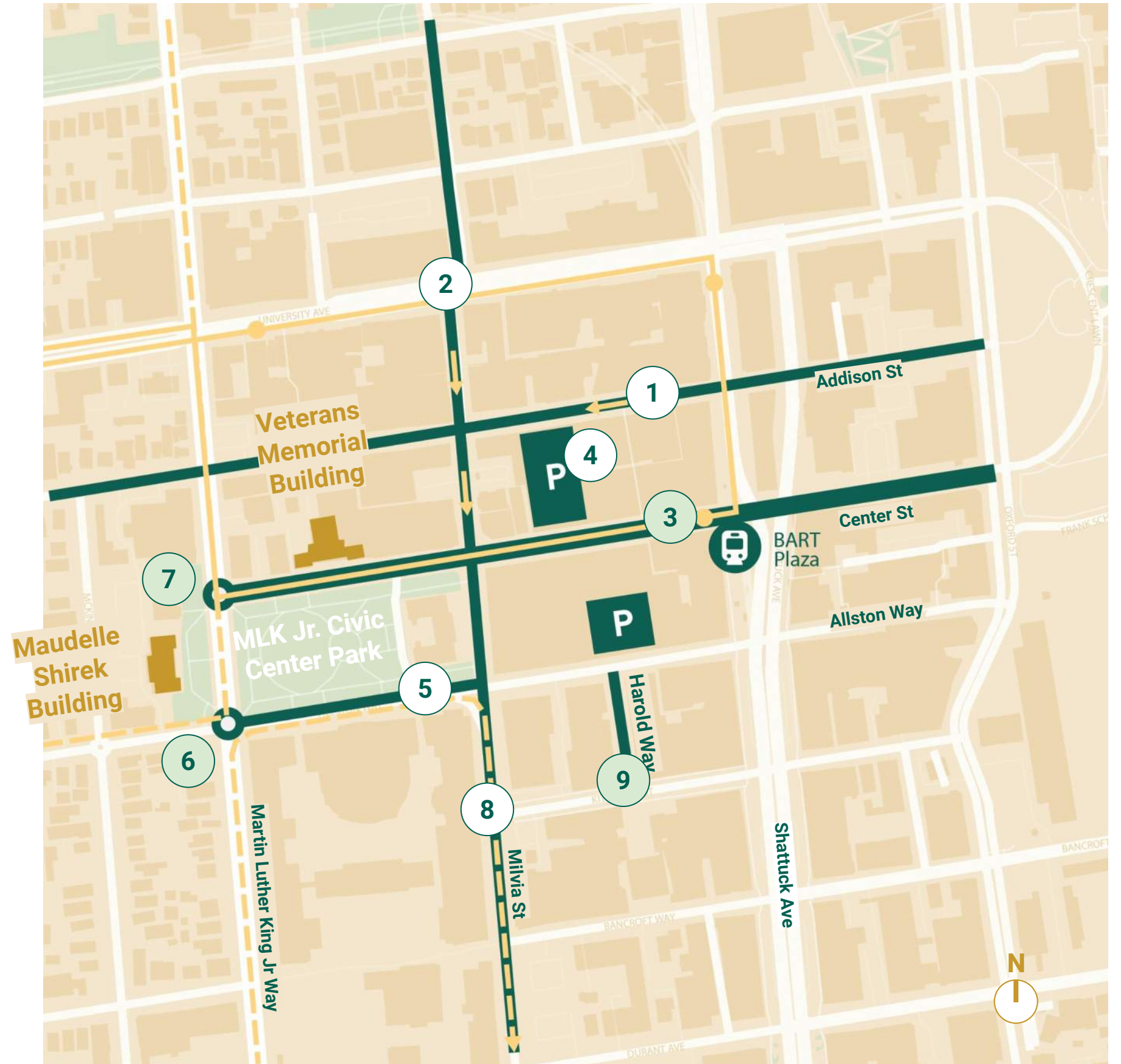
# Center Street





# Circulation context

1. **Addison Bicycle Boulevard**  
(Bicycle Plan 2017)
2. **Milvia Bicycle Boulevard**  
(Completed May 2022)
3. **Center Street Greenway & Center Street Plaza** (Streets and Open Space Improvement Plan 2012-23)
4. **Center Street Parking Garage and BART Bike Parking**
5. **Allston Way Civic Street** (Streets and Open Space Improvement Plan 2012-23)
6. **Pedestrian Signal Improvements**  
(Pedestrian Master Plan 2019-20)
7. **Crosswalk Bulbouts**  
(Pedestrian Master Plan 2019-20)
8. **Berkeley High School Loading**  
(Completed May 2022)
9. **Harold Way** (Pedestrian Only)





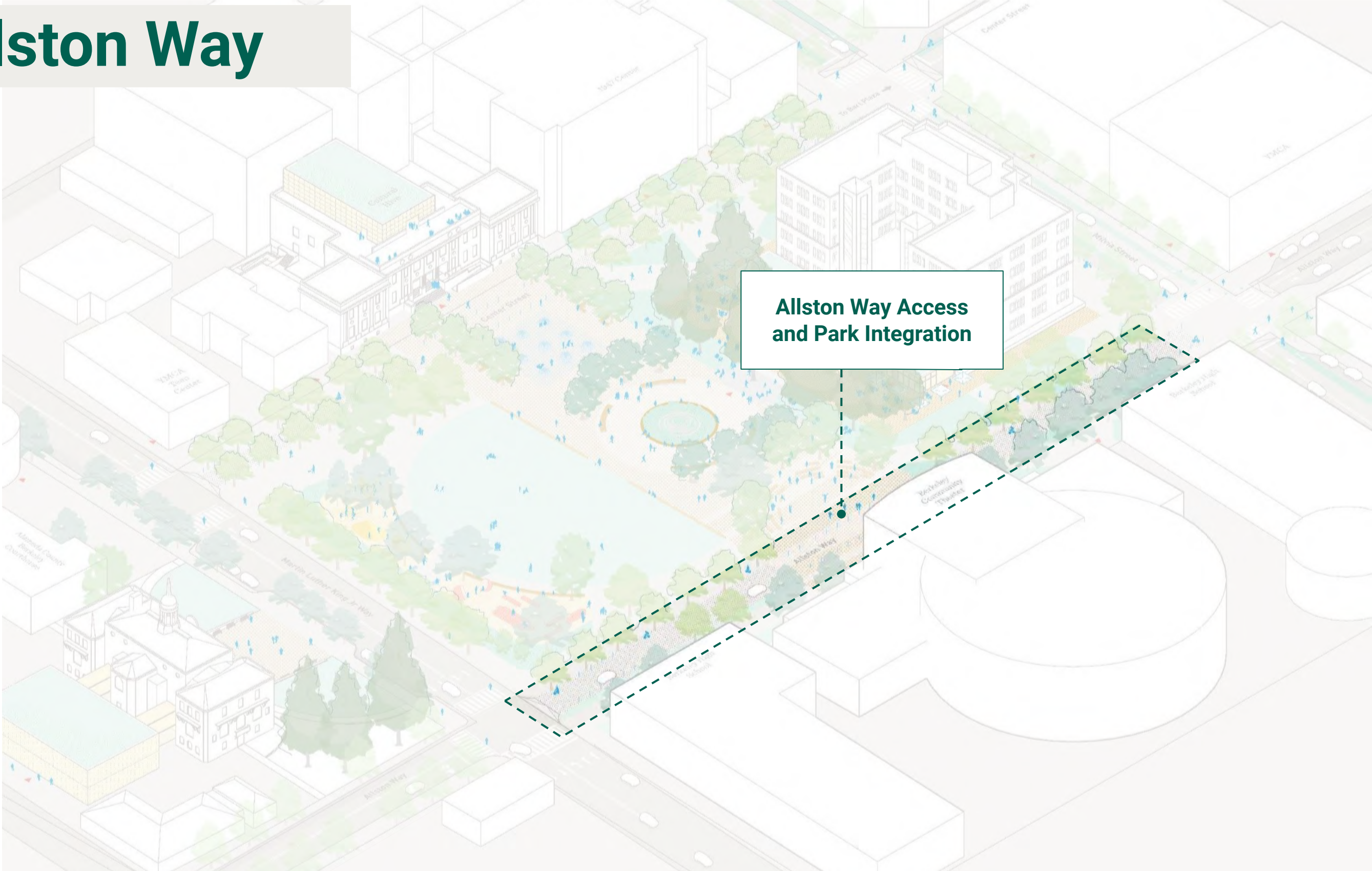
Veterans Memorial Building



Maudelle Shirek Building



# Allston Way



Allston Way Access and Park Integration



# Circulation context

1. **Addison Bicycle Boulevard**  
(Bicycle Plan 2017)
2. **Milvia Bicycle Boulevard**  
(Completed May 2022)
3. **Center Street Greenway & Center Street Plaza** (Streets and Open Space Improvement Plan 2012-23)
4. **Center Street Parking Garage and BART Bike Parking**
5. **Allston Way Pervious Paving**  
(2014 Demonstration Project)
6. **Pedestrian Signal Improvements**  
(Pedestrian Master Plan 2019-20)
7. **MLK Crosswalk Bulbouts**  
(Pedestrian Master Plan 2019-20)
8. **Berkeley High School Loading**  
(Completed May 2022)
9. **Harold Way** (Pedestrian Only)





**Veterans Memorial  
Building**

**Maudelle  
Shirek  
Building**

**BICYCLE BOULEVARD**

**NARROW SIDEWALKS & PATHS**

**~30 PARKING SPACES**

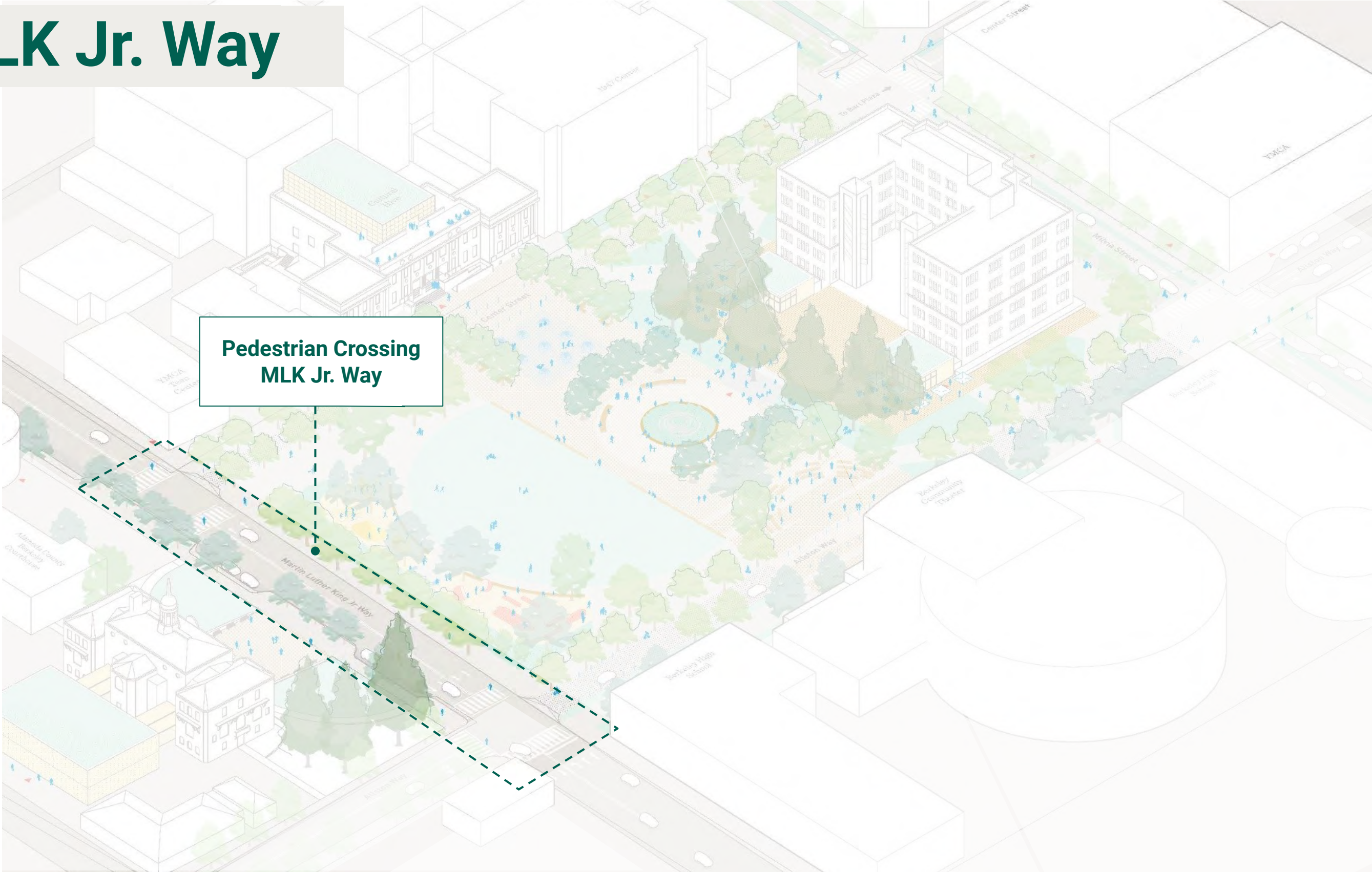
**BIKE SHARE STATION**

**PERVIOUS PAVING**

**LOADING  
ZONE**



# MLK Jr. Way

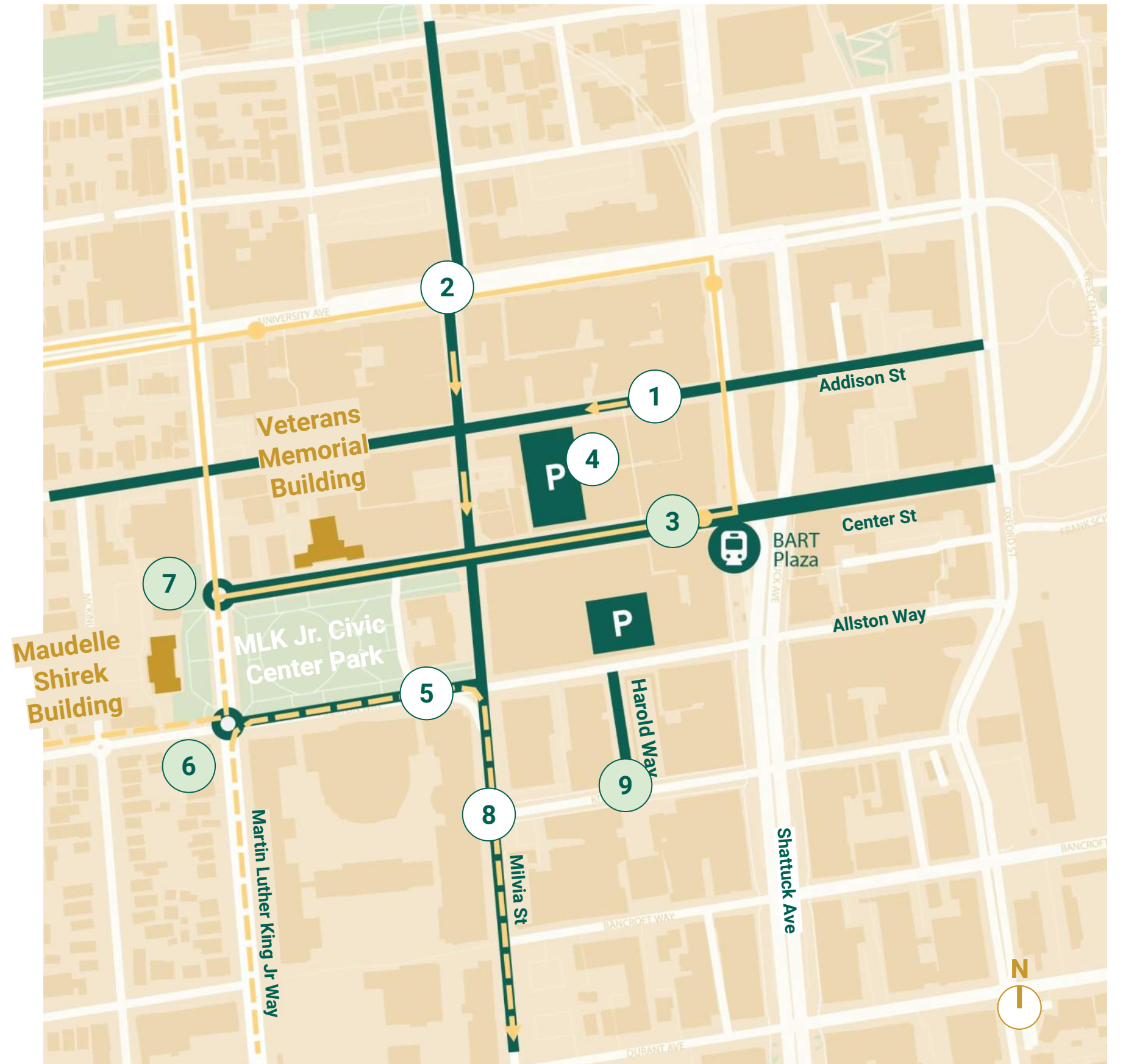


**Pedestrian Crossing  
MLK Jr. Way**

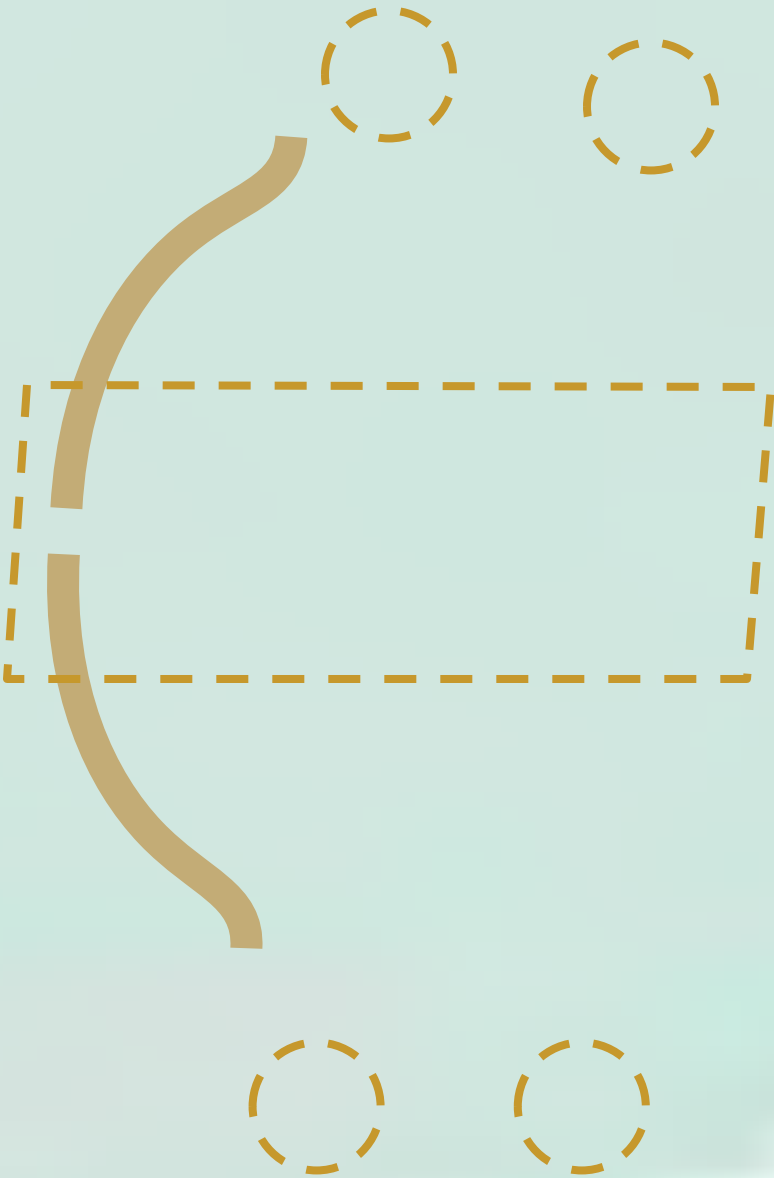


# Circulation context

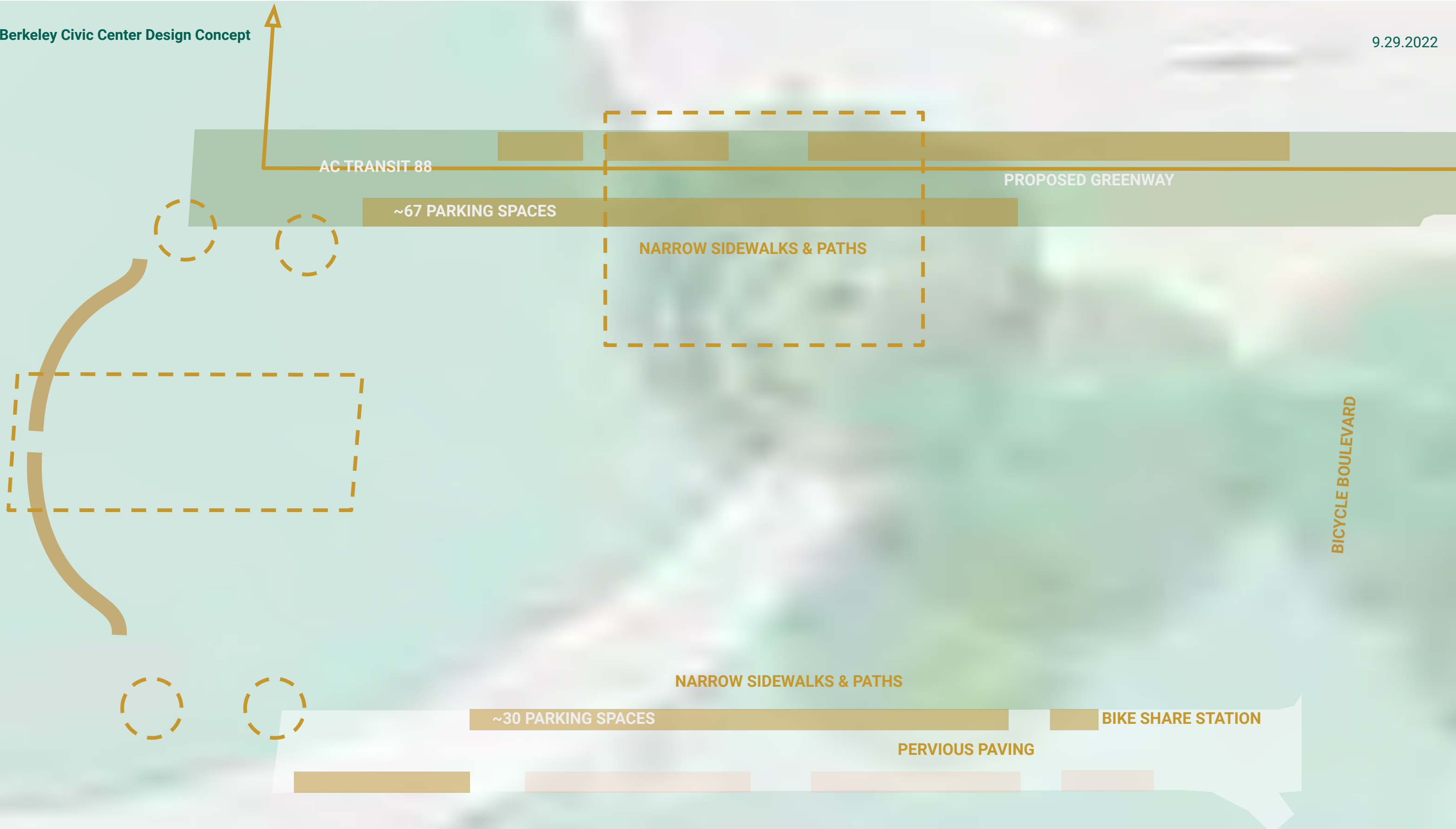
1. **Addison Bicycle Boulevard**  
(Bicycle Plan 2017)
2. **Milvia Bicycle Boulevard**  
(Completed May 2022)
3. **Center Street Greenway & Center Street Plaza** (Streets and Open Space Improvement Plan 2012-23)
4. **Center Street Parking Garage and BART Bike Parking**
5. **Allston Way Pervious Paving**  
(2014 Demonstration Project)
6. **Pedestrian Signal Improvements**  
(Pedestrian Master Plan 2019-20)
7. **MLK Crosswalk Bulbouts**  
(Pedestrian Master Plan 2019-20)
8. **Berkeley High School Loading**  
(Completed May 2022)
9. **Harold Way** (Pedestrian Only)











# Consideration of Civic Center street improvements



# Design Concept Considerations

## **BUILDINGS**

- Uses
- Seismic Upgrades

## **STREETS**

- Center Street
- Allston Way
- MLK Jr Way

## **PARK (time allowing)**

- Uses



# Park Uses & Amenities



Sensory garden

Frederiksberg, Copenhagen



Comfortable places to rest

Leopold Museum, Vienna



Performance areas

The Porch at 30th, Philadelphia



Play for all ages

'Park and Play', Copenhagen

VISION PLAN

**Public Realm Programming Ideas**

Inspired by what we heard from community & project stakeholders (Oct 2019 - April 2020)



Space for markets and commerce

"La Placita" Mission Community Market, San Francisco



Interactive and dynamic features

Place de la République, Paris



Natural play spaces

Grevelingenveld, Den Haag, Netherlands





# Prioritization of Park Uses?

**Turtle Island Monument & Terrace**

**Farmers Market**

**Large Green Space**

**Performance Area**

Improved Paths (wider)

Improved Seating (more and for groups)

Improved Restrooms

Food & Beverage Vendors (cafe, kiosks, trucks)

Play Areas for more ages

Skate Park

Pollinator Plants & Garden

Additional (smaller) Performance Area

Daylighted Creek



# Next Steps

## Working Sessions

**9/21** - CCCC

**9/29** - TAC (Technical Advisory Committee)

**9/29** - SSC (Super Sub-Committee)

**Nov** - CCCC

**Mid Nov** - Public Open House Working Session

## Contact

*CivicCenter@cityofberkeley.info*



**Thank you**

